

089.0

0003

0031.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

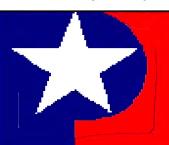
Total Card / Total Parcel

USE VALUE:

1,126,000 / 1,126,000

ASSESSED:

1,126,000 / 1,126,000


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
140		BRATTLE ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	CLOKE RICHARD J	
Owner 2:	DE CLOKE CINZIA SIMONIS	
Owner 3:		

Street 1:	19800 VALLCO PKWY #449
Street 2:	

Twn/City:	CUPERTINO
St/Prov:	CA
Postal:	95014

PREVIOUS OWNER	
Owner 1:	CALLAHAN LAURIE/TRUSTEE -
Owner 2:	BRATTLE ST TRUST -
Street 1:	140 BRATTLE STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION	
This parcel contains 10,939 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2004, having primarily Vinyl Exterior and 2395 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact

101	One Family	10939	Sq. Ft.	Site

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct							
Use Code	Land Size	Building Value	Yard Items		Land Value		Total Value							56566							
101	10939.000	602,300					523,700		1,126,000					GIS Ref							
															GIS Ref						
															Insp Date						
															11/05/18						
Total Card	0.251	602,300			523,700		1,126,000		Entered Lot Size					Parcel ID							
Total Parcel	0.251	602,300			523,700		1,126,000		Total Land:					089.0-0003-0031.0							
Source:	Market Adj Cost		Total Value per SQ unit /Card:		470.19		/Parcel:		Land Unit Type:												

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	602,300	0	10,939.	523,700	1,126,000	1,126,000	Year End Roll	12/18/2019
2019	101	FV	464,100	0	10,939.	531,200	995,300	995,300	Year End Roll	1/3/2019
2018	101	FV	464,100	0	10,939.	396,500	860,600	860,600	Year End Roll	12/20/2017
2017	101	FV	464,100	0	10,939.	359,100	823,200	823,200	Year End Roll	1/3/2017
2016	101	FV	464,100	0	10,939.	344,200	808,300	808,300	Year End	1/4/2016
2015	101	FV	454,000	0	10,939.	291,800	745,800	745,800	Year End Roll	12/11/2014
2014	101	FV	454,000	0	10,939.	276,800	730,800	730,800	Year End Roll	12/16/2013
2013	101	FV	454,000	0	10,939.	263,400	717,400	717,400		12/13/2012

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 6	- Colonial			Full Bath: 2	Rating: Very Good			FO= DBL SINK.															
Sty Ht: 2	- 2 Story			A Bath: 1	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																		
Foundation: 2	- Conc. Block			A 3QBth: 1	Rating:																		
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good																		
Prime Wall: 4	- Vinyl			A HBth: 1	Rating:																		
Sec Wall: 1	%			OthrFix: 1	Rating: Very Good																		
Roof Struct: 2	- Hip			OTHER FEATURES																			
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units: 1															
Color: YELLOW				A Kits: 1	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
View / Desir:				Fpl: 1	Rating: Very Good			Other															
GENERAL INFORMATION				WSFlue: 1	Rating: Average			Upper															
Grade: B- - Good (-)				Lvl 2				Lvl 1															
Year Blt: 2004	Eff Yr Blt:			Lvl 1				Lower															
Alt LUC:	Alt %:			Totals	RMS: 8	BRs: 4	Baths: 2	HB: 1															
Jurisdct:	Fact: .			CONDO INFORMATION				REMODELING				RES BREAKDOWN											
Const Mod:				Location:				Exterior:	No Unit	RMS	BRs	FL											
Lump Sum Adj:				Total Units:				Interior:	1	8	4	M											
INTERIOR INFORMATION				Floor:				Additions:															
Avg Ht/FL: STD				% Own:				Kitchen:															
Prim Int Wall: 1	- Drywall			Name:				Baths:															
Sec Int Wall: 1	%			DEPRECIATION				Plumbing:															
Partition: T	- Typical			Override:				Electric:															
Prim Floors: 3	- Hardwood			Total:	1.4	%		Heating:															
Sec Floors: 4	- Carpet	25	%	CALC SUMMARY				General:															
Bsmnt Flr: 12	- Concrete			Basic \$ / SQ: 125.00				Totals	1	8	4												
Subfloor:				Size Adj.: 1.13120985				COMPARABLE SALES								SUB AREA				SUB AREA DETAIL			
Bsmnt Gar: 2				Const Adj.: 0.99732524				Rate	Parcel ID	Typ	Date	Sale Price											
Electric: 3	- Typical			Adj \$ / SQ: 141.023																			
Insulation: 2	- Typical			Other Features: 127219																			
Int vs Ext: S				Grade Factor: 1.21																			
Heat Fuel: 2	- Gas			NBHD Inf: 1.00000000																			
Heat Type: 1	- Forced H/Air			NBHD Mod:																			
# Heat Sys: 1				LUC Factor: 1.00																			
% Heated: 100				Adj Total: 610808																			
Solar HW: NO				Depreciation: 8551																			
% Com Wall				Depreciated Total: 602256																			
MOBILE HOME	Make:			WtAv\$/SQ: 125.00																			
SPEC FEATURES/YARD ITEMS	Model:			AvRate: 141.020																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N	Total Yard Items:				Total Special Features:																		
PARCEL ID 089.0-0003-0031.0																							
IMAGE																							
AssessPro Patriot Properties, Inc																							
																							
<p>Sum Area By Label : SFL = 1084 FFL = 1098 BMT = 1084 UAT = 1064</p>																							